



PLANNING COMMISSION SUMMARY OF ACTIONS

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June 14, 2001

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PRESENT: Commissioners DuBois, Hall, Harsel, Kelso, Koch, Moon, Murphy, Palatiello, Wilson

ABSENT: Commissioners Alcorn, Byers, Smyth

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

September 6, 2000
September 7, 2000
September 13, 2000
September 14, 2000

September 20, 2000
September 21, 2000
September 27, 2000
September 28, 2000

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner DuBois abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Commissioner Hall MOVED THAT THE DECISION ONLY ON PCA-76-M-112-2, SEVEN OAKS II HOMEOWNERS ASSOCIATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 21, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Commissioner Palatiello MOVED THAT THE DECISION ONLY ON PCA-87-C-060-8, BATMAN/MCNAIR, BE FURTHER DEFERRED TO A DATE CERTAIN OF JULY 12, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Commissioner Palatiello MOVED THAT THE PUBLIC HEARING ON RZ-2000-HM-044, FDP-2000-HM-044, AND PCA-80-C-028-6, PCA-77-C-098-4, TST WOODLAND LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF OCTOBER 17, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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In Commissioner Byers' absence, Chairman Murphy MOVED THAT THE DECISION ONLY ON RZ-2000-MV-045 AND FDP-2000-MV-045, LORTON VALLEY LC, BE FURTHER DEFERRED TO A DATE CERTAIN OF JUNE 21, 2001.

Commissioner Kelso seconded the motion which carried unanimously Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON OUT-OF-TURN PLAN AMENDMENT S01-III-P1, BE DEFERRED TO A DATE CERTAIN OF JUNE 20, 2001.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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Chairman Murphy reminded the Commission that the Development Criteria Review Committee would meet on June 20, 2001 at 6:30 p.m. and that the Housing Committee would meet on June 21, 2001 at 7:30 p.m. in the Board Conference Room.

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RZ/FDP-2000-MA-055 - JOHN THILLMANN

(Decision Only - Public Hearing held on May 2, 2001)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-MA-055, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JUNE 14, 2001.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION APPROVE FDP-2000-MA-055, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 14, 2001 AND THE BOARD'S APPROVAL OF RZ-2000-MA-055.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL

SCREENING AND BARRIER REQUIREMENTS ADJACENT TO TAX MAP 61-4((4))B2 AND TAX MAP 61-4((1))1 10 AND 11 TO THE SCREENING AND BARRIERS SHOWN ON THE CONCEPTUAL DEVELOPMENT PLAN.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH OF PRIVATE STREETS.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT PRIVACY YARD REQUIREMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS DENIAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG COLUMBIA PIKE.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers and Smyth absent from the meeting.

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SE-01-Y-007 - QUARLES PETROLEUM

(Decision Only - Public Hearing held on June 13, 2001)

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-Y-007, SUBJECT TO THE DEVELOPMENT CONDITIONS REVISED JUNE 12, 2001.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers, and Smyth absent from the meeting.

Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE INTEGRAL DESIGN ELEMENTS STANDARD FOR THE SERVICE STATION IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT AND AS CONDITIONED.

Commissioner Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioner Wilson not present for the vote; Commissioners Alcorn, Byers, and Smyth absent from the meeting.

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SE-01-M-012/SEA-83-M-098-2 - FIRST VIRGINIA BANK

(Decision Only - Public Hearing held on June 13, 2001)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SEA-83-M-098-2 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 12, 2001.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT APPLICATION SE-01-M-012 BE APPROVED, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JUNE 14, 2001.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Byers and Smyth absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE REQUEST OF THE MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS IN FAVOR OF TREATMENT DEPICTED ON THE SE PLAT.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Harsel abstaining; Commissioners Alcorn, Byers and Smyth absent from the meeting.

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FS-L01-28 - Nextel - 7936 Telegraph Road

Commissioner Kelso MOVED THE PLANNING COMMISSION FIND THAT FS-L01-28, NEXTEL COMMUNICATIONS, AT 7936 TELEGRAPH ROAD, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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456A-S89-34-1 - Verizon - 6401 Ox Road

Commissioner Murphy MOVED THAT THE PROPOSED AMENDMENTS BY VERIZON WIRELESS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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2232-S01-6 - FAIRFAX COUNTY WATER AUTHORITY

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION FIND THE PROPOSED EXTENSION OF APPROXIMATELY 6,000 FEET OF 30 INCH WATER MAIN BY THE FAIRFAX COUNTY WATER AUTHORITY FROM OX ROAD, ROUTE 123, TO THE FAIRFAX COUNTY PARKWAY, ROUTE 7100, ALONG AN EXISTING DOMINION VIRGINIA POWER EASEMENT, SATISFIES THE CRITERIA OF LOCATION, CHARACTER AND EXTENT AS SPECIFIED IN SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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SE-01-M-006 - PUBLIC STORAGE, INC.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-006, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 30, 2001.

Commissioners Koch and Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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SE-01-M-008 - RUBY TUESDAY, INC.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-01-M-008, SUBJECT TO THE DEVELOPMENT CONDITIONS CONSISTENT WITH THOSE DATED MAY 30, 2001, WITH THE FOLLOWING MODIFICATION: THE THIRD SENTENCE IN PARAGRAPH 4 WILL NOW READ: "TWO WALL MOUNTED SIGNS, INTERNALLY LUMINATED RED PLASTIC, MEASURING 22 FEET BY 24 INCHES FOR A TOTAL OF 44 SQUARE FEET EACH."

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Byers and Smyth absent from the meeting.

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The meeting was adjourned at 8:55 p.m.
Peter F. Murphy, Jr., Chairman